

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: May 4, 2021

Time: 5:00 P.M.

Place: Goodlettsville City Hall Massie Chambers

Members Present: Mike Broadwell, Vice-Chairman Cisco Gilmore, Chairman Mark Writesman, Brian Rager

Absent: Jay Philpot

Also Present: Addam McCormick-Planning Director

Chairman Writesman called the meeting to order at 5:00 pm and declared a quorum. Staff stated no changes to the agenda. Broadwell made a motion to approve the minutes of the February 2 , 2021 Board of Zoning and Sign Appeals meeting as written, Gilmore seconded the motion. The motion was approved unanimously.

Item#1 James T. McMillon: Requests side and rear building setback variances to connect an existing (accessory use) garage building to the existing house (primary use) with a proposed 534 sq. ft. addition at 502 Wallace Drive. The proposed addition would change the existing accessory use to an extension of the existing primary use which includes the minimum primary use building setback requirements. The 0.37-acre property is referenced as Sumner County Tax Map/Parcel # 143J D`013.00 000 and is zoned R-15, Medium Density Residential. Zoning Ordinance Section 14-205(4)(F) and 14-208 (Q)(ii)(C)

Representative: James McMillon, Property Owner

Staff Discussion Items:

-Unique proposal dealing with existing building versus proposed addition that meets minimum R-15 setbacks and square footage lot coverage provisions

-Zoning Ordinance classifications for house and existing accessory building different setbacks and proposed addition between the two buildings changes the classification of the existing garage from an accessory to primary building which does not meet the R-15 rear and side setbacks for primary buildings

-Property Information presented
Property Size: 16,100 sq.ft.
House 1,412 sq, ft,

Existing Shop 1,080 sq. ft.

Proposed 534 sq. ft.

Deck Area 800 sq. ft.

R-15 Zoning Maximum Lot- Building Coverage Twenty-five (25%) percent

Existing building lot coverage percentage- twenty (20%)

Proposed building lot coverage percentage- twenty-four (24%)

-Staff discussed recommendation for approval based on unique proposal since regarding zoning classification of buildings changing and proposed addition is a reasonable use of the property since addition could be on front of house which would be out of character of area with larger open front yards and not meet intention of building by owner

-Staff discussed approval stipulation that the existing accessory building exterior walls to meet the City's residential code requirements for dwelling unit exterior wall fire ratings and roof material minimum construction fire protection based on the existing building wall distance to the property line or other method approved by the City Code's Inspector

-McMillon discussed living on property since 1990 enjoys living in Goodlettsville and on property

-Proposed addition a Florida type sunroom with glass

-Discussed proposed fire rating either side of addition roof line to create a separation between the house and garage from spreading of fire and odors from shop

-Move plants out of shop into sunroom addition area

-Staff discussed fire ratings per residential code and five (5') plus setbacks no ratings- this will be based on existing garage setback and if code would require anything or not and options discussed by McMillon will be reviewed by Mr. Bauer, City's Chief Inspector with the permit process.

-Staff discussed the stipulation is to prevent fire spreading between buildings and adjacent properties

Public Hearing Opened:

-Steve Hargrove- 501 Elba Drive

- Lived on property 44 years

-Glad to see city grow and improvements

-McMillon best neighbor- no problem with addition proposal

-No one else present to speak - **Public Hearing Closed**

Board Discussion Items:

Rager asked McMillon if existing shop would remain a shop

-McMillon stated yes would stay his personal shop not a commercial use

-Broadwell discussed no opposition expressed to proposal

Motion:

Broadwell made the motion to approve the conditional use with staff stipulation based on the hardship with the existing building and proposed building zoning classifications limiting the addition, Gilmore seconded the motion. Motion passed unanimously 4-0.

Adjournment:

Rager made the motion to adjourn, seconded by Broadwell. Motion passed unanimously. Meeting adjourned at 5:12 pm



**Mark Writesman, Chairman
Director**



Addam McCormick, Planning